



MODIFICATIONS TO THE EXISTING RESIDENTIAL “ER” ZONE IN THE TOWN OF ANCASTER ZONING BY-LAW 87-57

ILLUSTRATIONS OF PROPOSED REGULATIONS

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**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Illustrations of Proposed Regulations

The following illustrations visualize the intent of the proposed regulations described in detail in the document “Proposed Options for Changes to the “ER” Zone Regulations”, which is attached as Appendix “C” to Report PED18036. Four sample lots with distinct lot dimensions that are representative of lots found within the “ER” Zone have been used to illustrate the existing “ER” Zone permissions, which are then compared to the recommended regulations for: rear yard setback, side yard setback, building height and lot coverage. The average front yard setback regulation is illustrated separately.

The four sample lots are characterized as a median lot (representing the mid-point of all lot frontages and lot depths in the “ER” Zone), a narrow / deep lot, a wide / deep lot, and a corner lot.

Lot coverage in the Ancaster Zoning By-law includes all buildings and accessory structures, with the exception of swimming pools and decks. For illustration purposes though, the coverage of the principal dwelling has been maximized to the maximum lot coverage permitted. Please note, the maximum lot coverage permitted may not be achievable on all lots due to lot configurations and setback requirements.

1. Median Lot

(22 m frontage x 40 m depth)

Figure 1: Existing Regulations

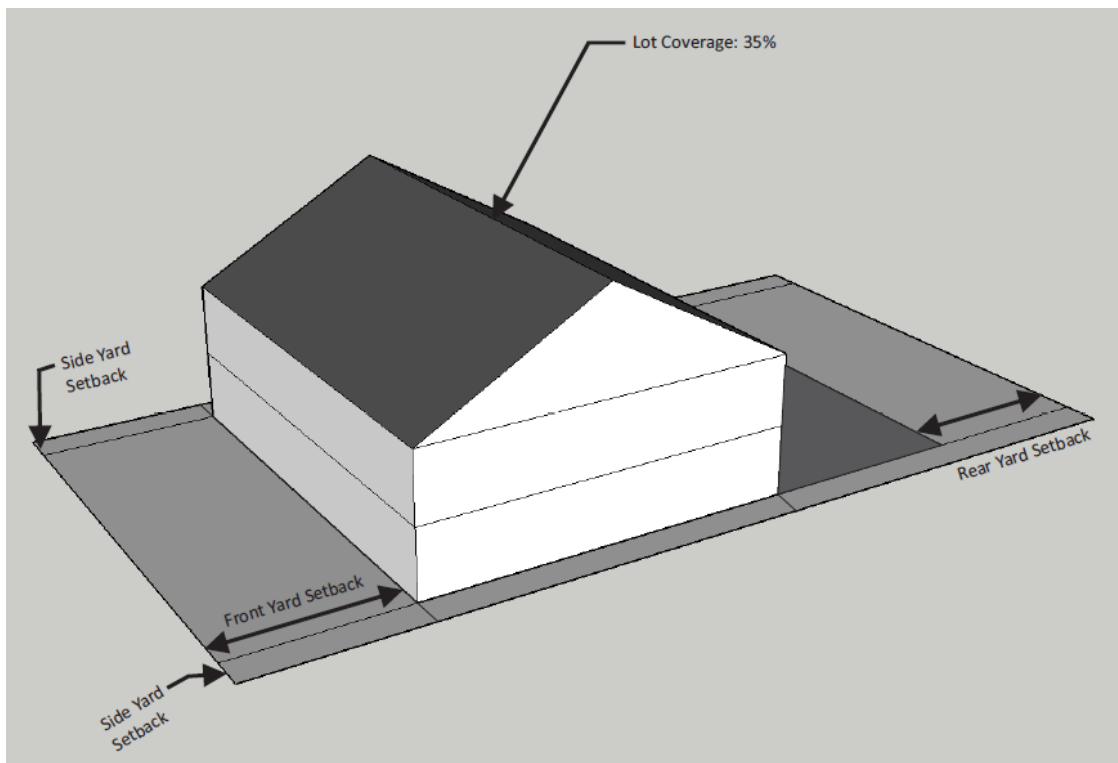
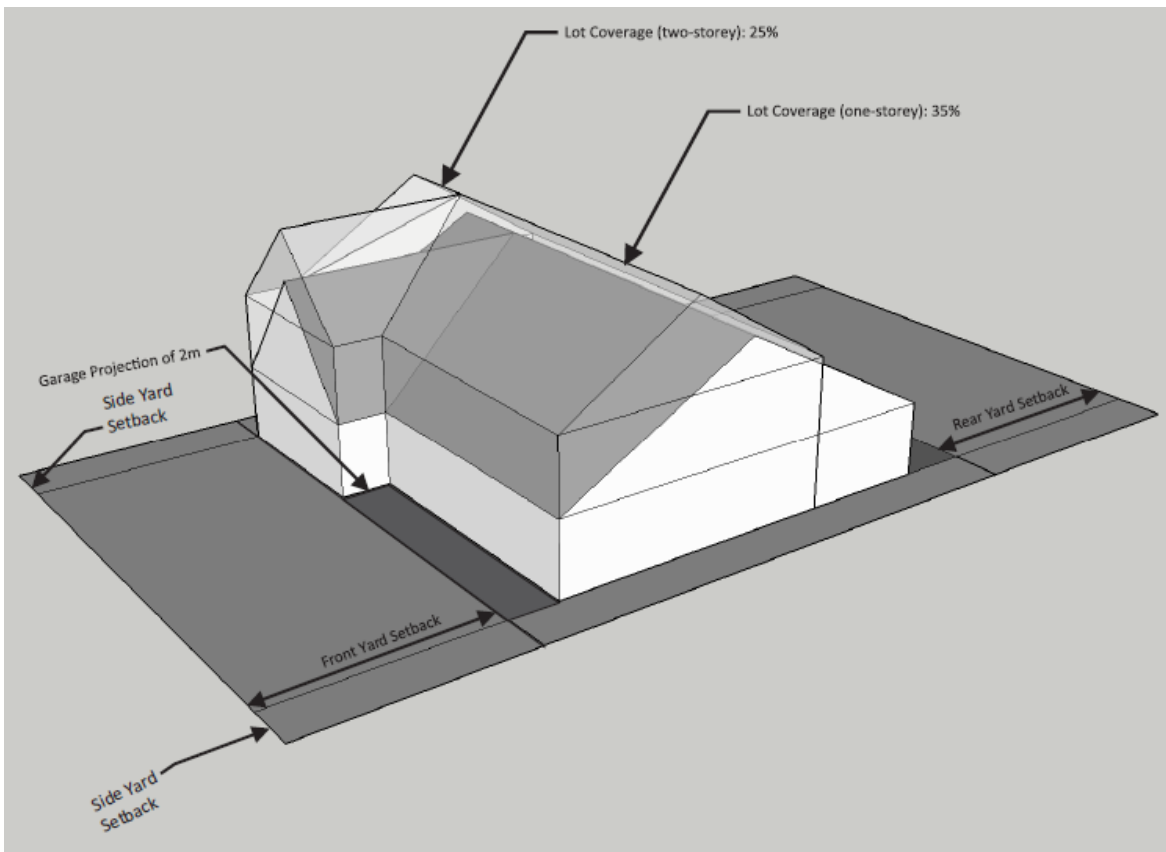


Figure 2: Proposed Regulations



	Existing Regulation	Proposed Regulation	
Maximum Lot Coverage	35%	35% (one-storey)	25% (two-storeys)
Maximum Height	10.5 metres	7.5 metres (one-storey)	9.5 metres (two-storeys)
Minimum Front Yard	7.5 metres	Average front yard setback ¹	
Minimum Side Yard	1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 6.0 metres	2 metres	
Minimum Rear Yard	7.5 metres	10 metres	

¹ For the purpose of Figure 2, the average front yard setback has been estimated. Separate illustrations have been prepared for the average front yard setback regulation.

2. Narrow / Deep Lot
(18 m frontage by 55 m depth)

Figure 3: Existing Regulations

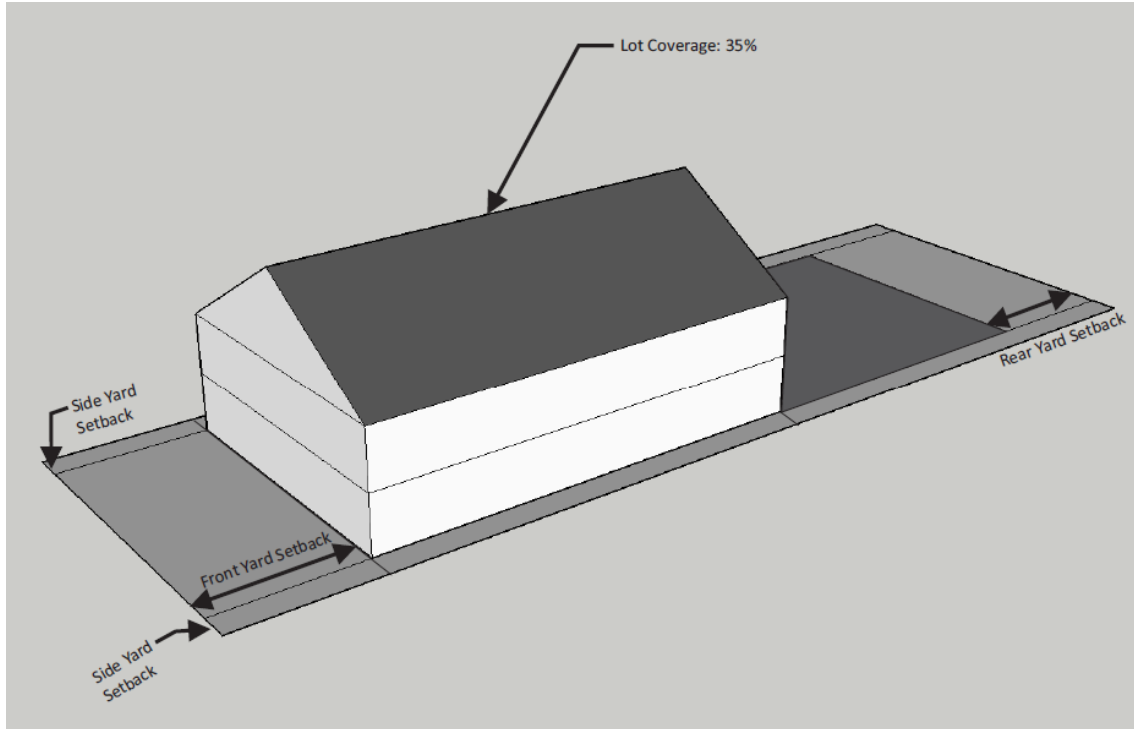
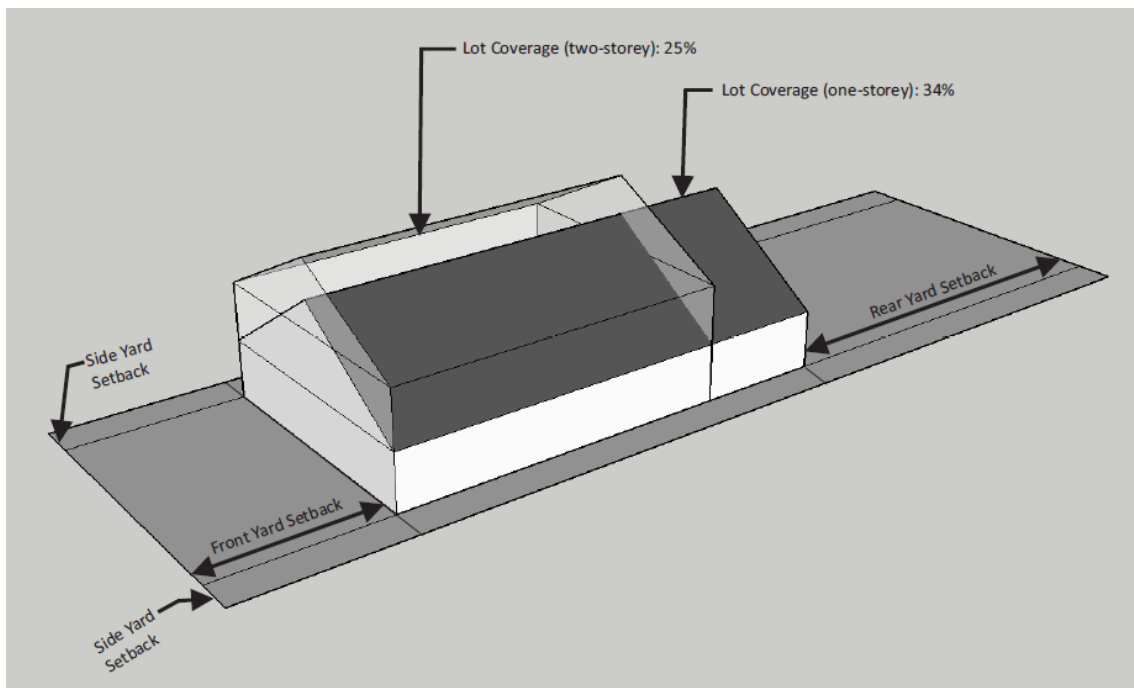


Figure 4: Proposed Regulations



	Existing Regulation	Proposed Regulation	
Maximum Lot Coverage	35%	35% ¹ (one-storey)	25% (two-storeys)
Maximum Height	10.5 metres	7.5 metres (one-storey)	9.5 metres (two-storeys)
Minimum Front Yard	7.5 metres	Average front yard setback ²	
Minimum Side Yard	1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 6.0 metres	2 metres	
Minimum Rear Yard	7.5 metres	22 metres	

- 1 Based on the proposed setback requirements, the maximum lot coverage for a one-storey dwelling on this lot is 34%, below the maximum permitted of 35%. The maximum lot coverage permission cannot be achieved on all lots, given lot dimensions and setback requirements.
- 2 For the purpose of Figure 4, the average front yard setback has been estimated. Separate illustrations have been prepared for the average front yard setback regulation.

3. Wide / Deep Lot
(38 m frontage by 77 m depth)

Figure 5: Existing Regulations

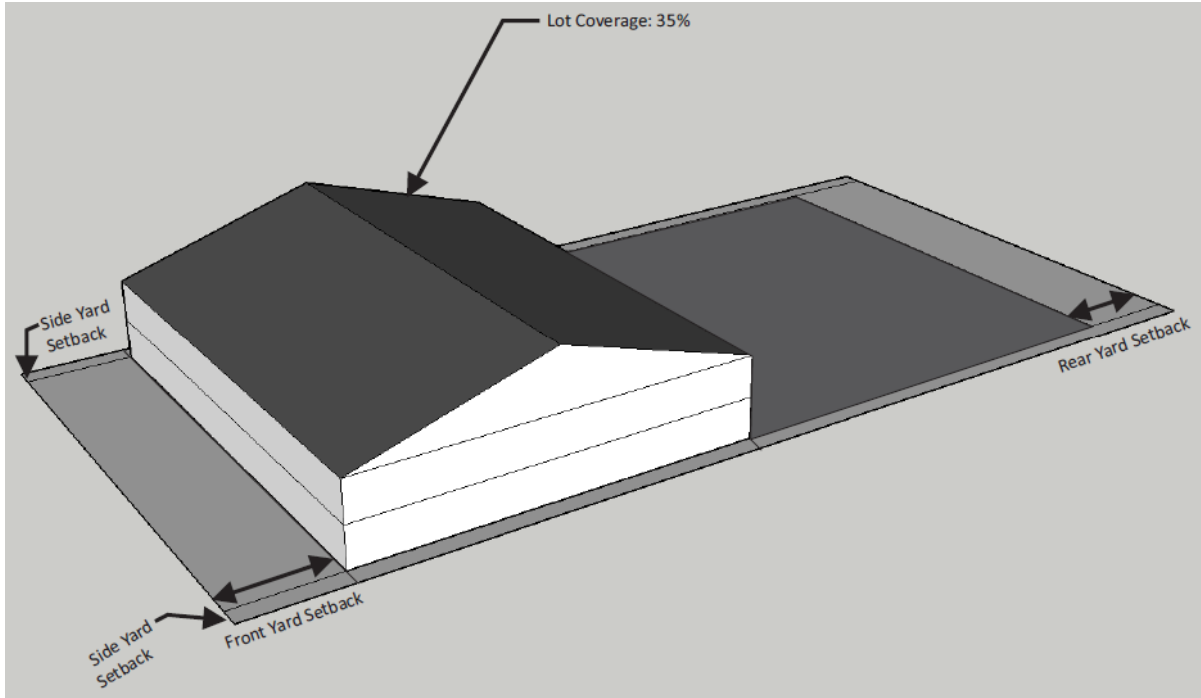
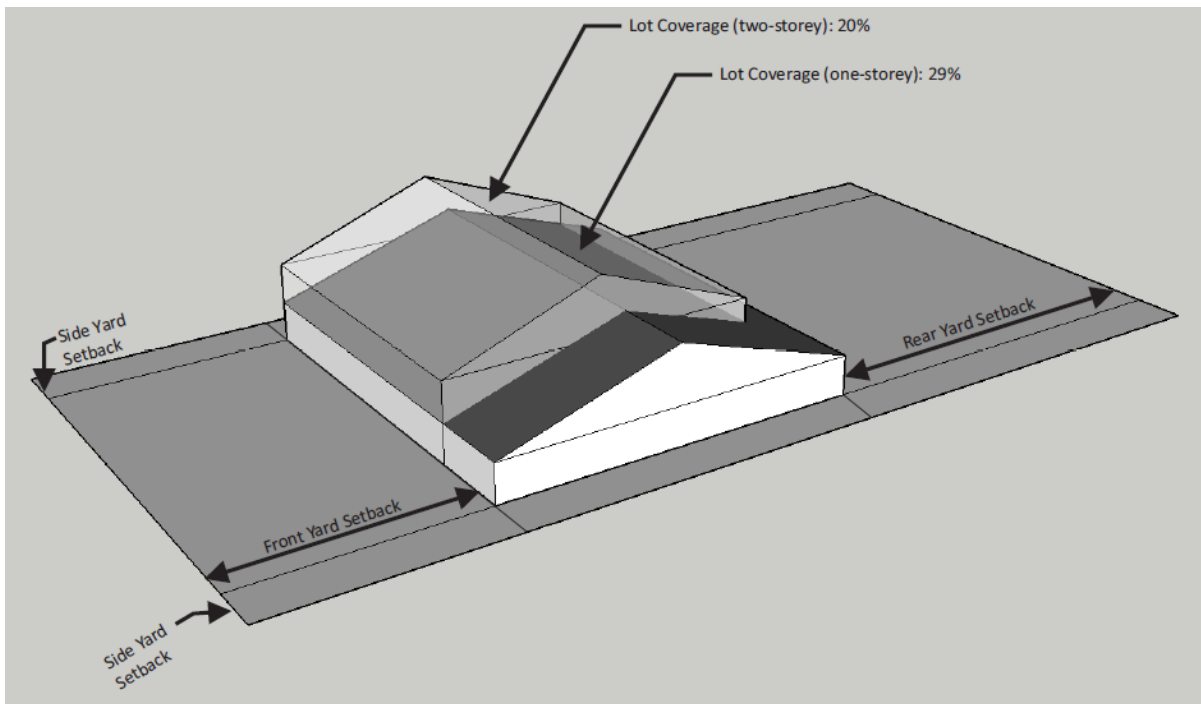


Figure 6: Proposed Regulations



	Existing Regulation	Proposed Regulation	
Maximum Lot Coverage	35%	30% ¹ (one-storey)	20% (two-storeys)
Maximum Height	10.5 metres	7.5 metres (one-storey)	9.5 metres (two-storeys)
Minimum Front Yard	7.5 metres	Average front yard setback ²	
Minimum Side Yard	1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 6.0 metres	3.8 metres	
Minimum Rear Yard	7.5 metres	30.8 metres	

- 1 Based on the proposed setback requirements, the maximum lot coverage for a one-storey dwelling on this lot is 29%, below the maximum permitted of 30%. The maximum lot coverage permission cannot be achieved on all lots, given lot dimensions and setback requirements.
- 2 For the purpose of Figure 6, the average front yard setback has been estimated. Separate illustrations have been prepared for the average front yard setback regulation.

4. Corner Lot
(22 m frontage by 30 m depth)

Figure 7: Existing Regulations

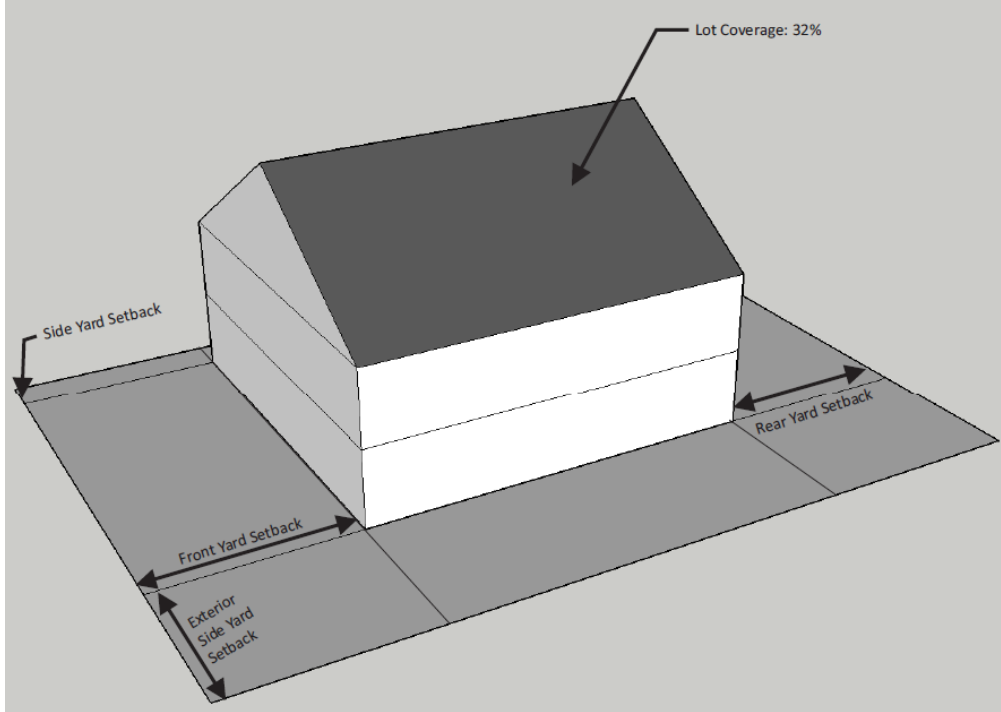
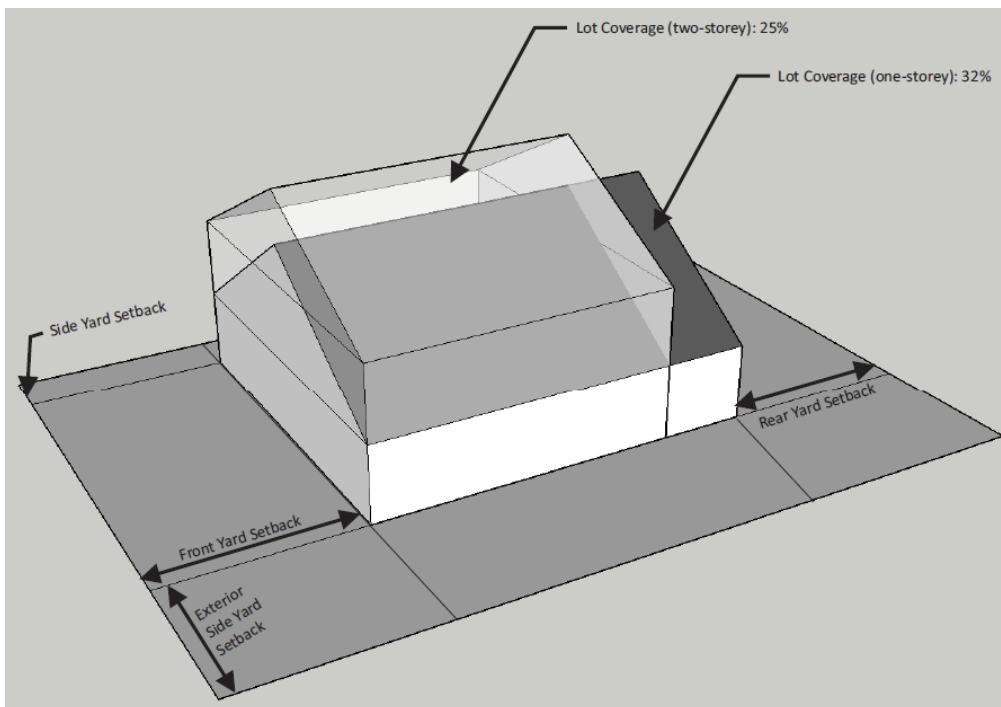


Figure 8: Proposed Regulations



	Existing Regulation	Proposed Regulation	
Maximum Lot Coverage	35% ¹	35% ¹ (one-storey)	25% (two-storeys)
Maximum Height	10.5 metres	7.5 metres (one-storey)	9.5 metres (two-storeys)
Minimum Front Yard	7.5 metres	Average front yard setback ²	
Minimum Side Yard	1.5 metres, except on a corner lot the minimum side yard abutting a street shall be 6.0 metres	2 metres and 6 m (abutting the street)	
Minimum Rear Yard	7.5 metres	7.5 metres	

- 1 Based on the proposed setback requirements, the maximum lot coverage for this lot is 32%, below the maximum permitted of 35%. The maximum lot coverage permission cannot be achieved on all lots, given lot dimensions and setback requirements. In this case, the corner lot is subject to an exterior side (flankage) yard of 6 metres, which reduces the buildable envelope.
- 2 For the purpose of Figure 8, the average front yard setback has been estimated. Separate illustrations have been prepared for the average front yard setback regulation.

Average Front Yard Setback

Three sample lot fabrics representative of lot patterns in the "ER" Zone are illustrated to visualize the various outcomes when applying the average front yard setback regulation. The illustrations depict:

1. A street of consistent front yard setbacks
2. An inconsistent streetwall of varying front yard setbacks
3. A corner lot and abutting properties

For the following figures (Figures 9 – 13), the lot to be developed is shaded grey. The adjacent dwelling(s) used to calculate the average front yard setback is hatched.

Figure 9: Sample Lots with Inconsistent Front Yard Setbacks

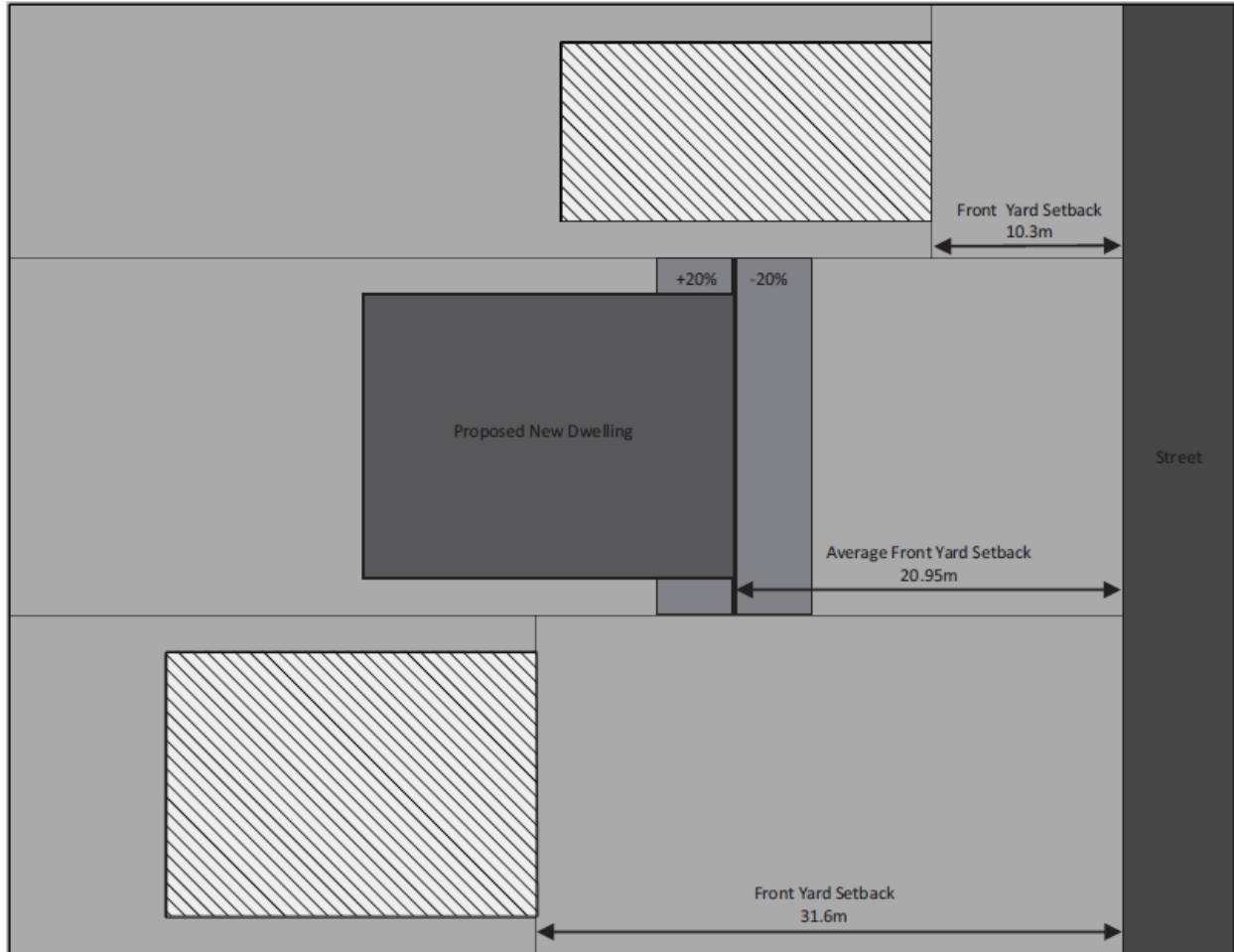


Figure 10: Sample Lots with Consistent Front Yard Setbacks

In this figure, the lot to be developed is shaded grey. The adjacent dwellings used to calculate the average front yard setback are hatched.

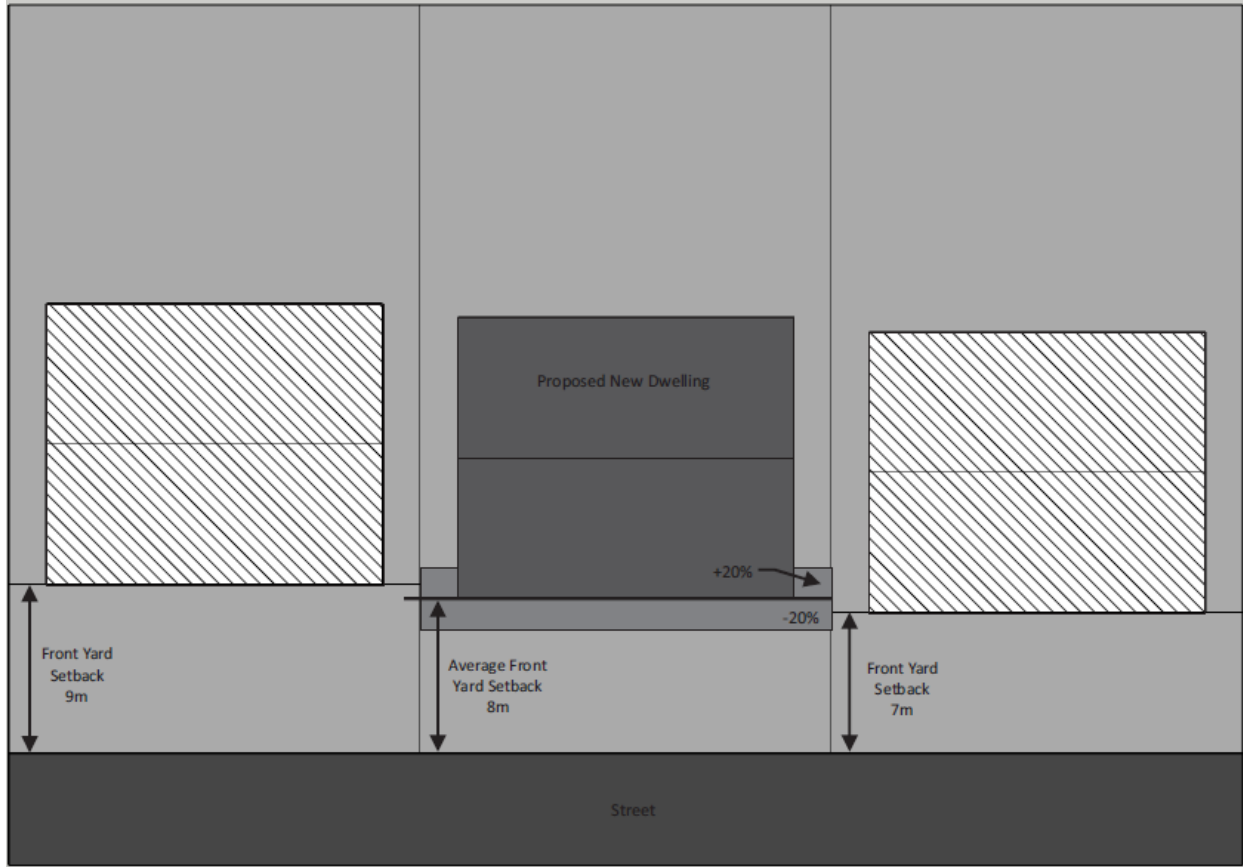


Figure 11: Corner Lot Fabric - Scenario A

The next three figures illustrate the average front yard setback regulation applied to the same sample of five lots (one corner lot and four interior lots).

In this scenario, the lot to be developed has two adjacent dwellings that face the same street (hatched). These dwellings are used to calculate the average front yard setback.

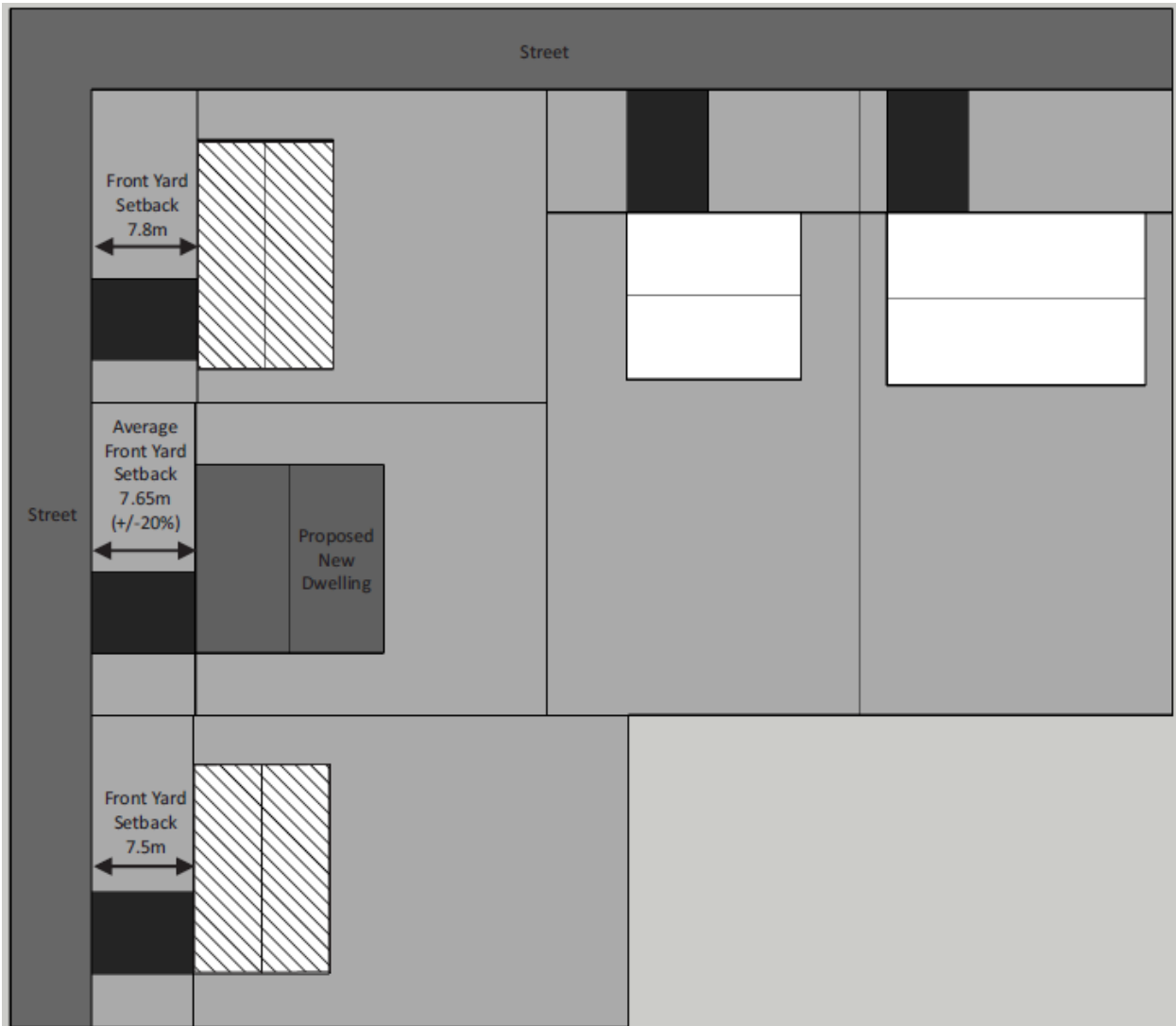
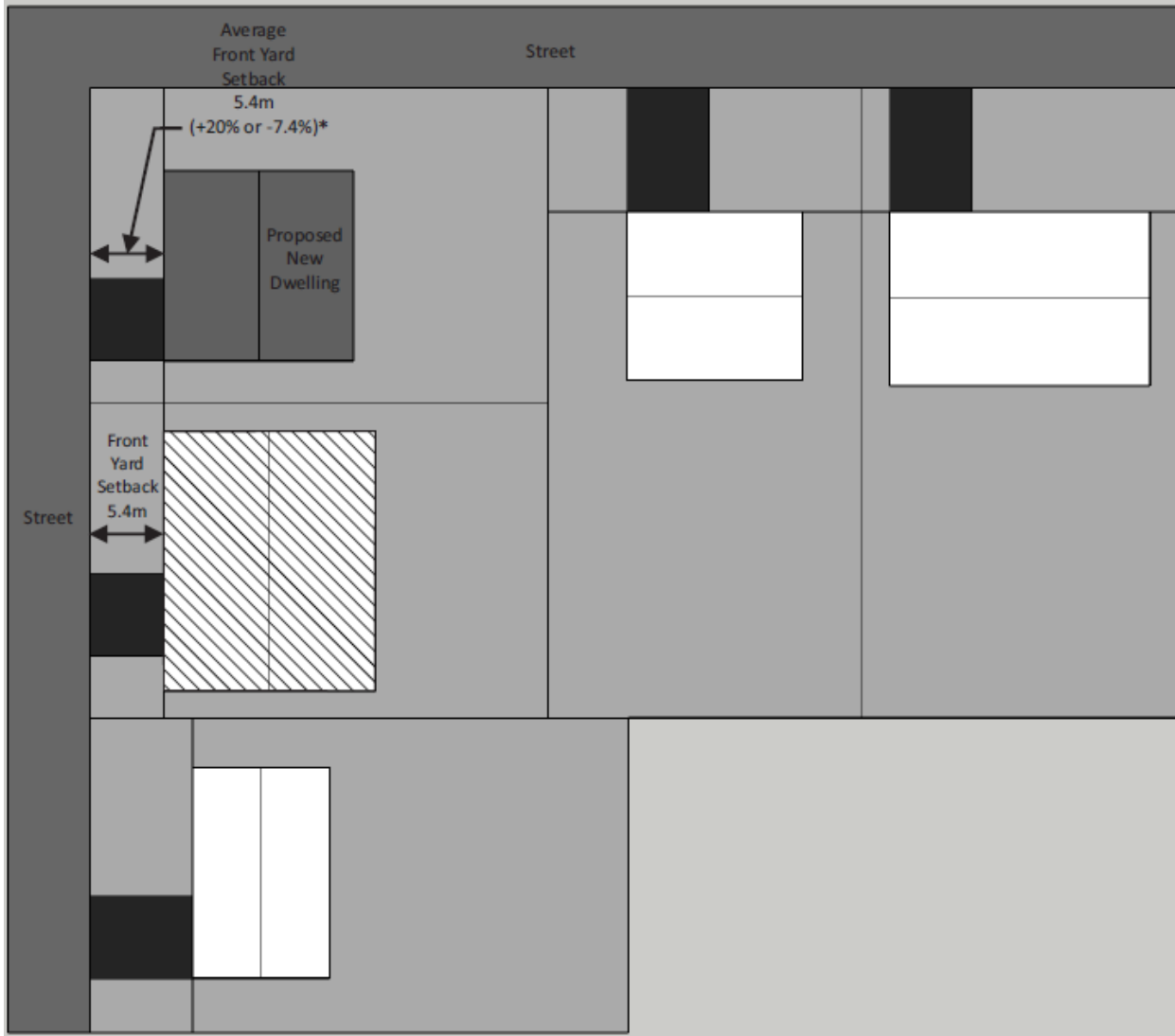


Figure 12: Corner Lot Fabric – Scenario B

In this scenario, the corner lot is being developed, thus only the adjacent dwelling facing the same street (as shown in the hatching), is used to calculate the average front yard setback.



* With an average front yard setback of 5.4 metres, this number cannot be adjusted downward by 20% as it would fall under 5 metres, the minimum front yard setback that must be maintained.

Figure 13: Corner Lot Fabric – Scenario C

In this scenario, the lot being developed only has one adjacent dwelling facing the same street (as shown in the hatching). This is the dwelling used to calculate the average front yard setback.

